

**PROPOSED COUNCIL STUDY ISSUE**For Calendar Year: 2004Continuing ☐New ☒Previous Year (below line/defer) ☐**Issue:** Allowable Construction Hours for Homeowners**Lead Department:** Community Development**General Plan Element or Sub-Element:** Noise Sub-Element**1. What are the key elements of the issue? What precipitated it?**

Sunnyvale Municipal Code Section 16.08.150 currently limits the hours of construction activity in the City. Work performed by a contractor can occur Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturday from 8:00 a.m. to 5:00 p.m. No contractor activity is allowed on Sunday. Homeowners who are performing their own work are currently allowed extended construction hours of 6:00 a.m. to 7:00 p.m. Monday through Saturday and 8:00 a.m. to 5:00 p.m. on Sunday. This study would evaluate the allowed construction hours for homeowners and determine if additional restrictions are appropriate. This study would also examine whether extended hours should be curtailed if a homeowner project has a long duration and review the administrative practicality of such a regulation.

The increased hours for homeowner construction is designed to accommodate individual homeowners' work schedules while allowing adequate time to perform work on their own property. Staff receives very minimal complaints about this issue. For individual projects that require a planning permit (Use Permit, Special Development Permit, Etc.), restricted construction hours can be imposed as a condition of approval.

In September 2000, staff reviewed and prepared a Report to Council for the hours of construction ordinance. After review, it was determined that the existing hours of construction, for both contractors and homeowners, are appropriate.

**2. How does this relate to the General Plan or existing City Policy?**

Noise Sub-Element:

Policy 3.6C.1 - Regulate land use operation noise.

**3. Origin of issue:****Councilmember:** Miller



General Plan: \_\_\_\_\_

Staff: \_\_\_\_\_

**BOARD or COMMISSION**

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning	<input type="checkbox"/>
Housing & Human Svcs	<input type="checkbox"/>		

This item was submitted after Board and Commission ranking.

**Board / Commission Ranking/Comment:**

\_\_\_\_\_ Board / Commission ranked \_\_\_\_\_ of \_\_\_\_\_

4. Due date for Continuing and Mandatory issues (if known): \_\_\_\_\_

5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion 2004

6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department 120

(b) Estimated work hours from consultant(s): \_\_\_\_\_

(c) Estimated work hours from the City Attorney's Office: 25

(d) List any other department(s) and number of work hours:

Department(s): \_\_\_\_\_

Total Estimated Hours: 145

7. Expected participation involved in the study issue process?

(a) Does Council need to approve a work plan? Yes ☐ No ☒(b) Does this issue require review by a Board/Commission? Yes ☐ No ☒



If so, which Board/Commission? \_\_\_\_\_

(c) Is a Council Study Session anticipated? Yes No X

(d) What is the public participation process?

In addition to standard noticing for public hearings, staff would conduct outreach to neighborhood associations on the adequacy of current requirements.

8. Estimated Fiscal Impact:

Cost of Study	\$ _____
Capital Budget Costs	\$ _____
New Annual Operating Costs	\$ _____
New Revenues or Savings	\$ _____
10 Year RAP Total	\$ _____

9. Staff Recommendation

- ☐ Recommended for Study  
☐ Against Study  
X No Recommendation

*reviewed by*

\_\_\_\_\_  
**Department Director**

\_\_\_\_\_  
**Date**

*approved by*

\_\_\_\_\_  
**City Manager**

\_\_\_\_\_  
**Date**